

176.0

0010

0010.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

643,300 / 643,300

USE VALUE:

643,300 / 643,300

ASSESSED:

643,300 / 643,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		WILBUR AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: IGOE MAUREEN	
Owner 2:	
Owner 3:	

Street 1: 52 WILBUR AVENUE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: KIM ELBERT -

Owner 2: IGOE MAUREEN -

Street 1: 52 WILBUR AVENUE

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,200 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1392 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4200		Sq. Ft.	Site		0	70.	1.30	6									382,200						382,200	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4200.000		260,300		800		382,200		643,300							

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5	- Cape			Full Bath: 1	Rating: Good			OF=BMT SINK.											
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating: Very Good														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:														
Foundation: 1 - Concrete				A 3QBth: 1	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth: 1	Rating:														
Sec Wall: %				OthrFix: 1	Rating: Fair														
Roof Struct: 1 - Gable				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			Level FY LR DR D K FR RR BR FB HB L O											
Color: LT GREEN				A Kits: 1	Rating:			Other											
View / Desir:				Frl: 1	Rating:			Upper											
GENERAL INFORMATION				WSFlue: 1	Rating:			Lvl 2											
Grade: C - Average				CONDOS INFORMATION				Lvl 1											
Year Blt: 1958	Eff Yr Blt:			Location:				Lower											
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G12	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Phys Cond: GD - Good 18. %			Functional:	%			Exterior:	No Unit RMS BRS FL										
Prim Int Wall: 2 - Plaster	Economic:			Special:	%			Interior:	1 5 2										
Sec Int Wall: %	Override:			%				Additions:											
Partition: T - Typical	Total: 18.6 %			%				Kitchen:											
Prim Floors: 3 - Hardwood				%				Baths:											
Sec Floors: %				%				Plumbing:											
Bsmnt Flr: 12 - Concrete				%				Electric:											
Subfloor:				%				Heating:											
Bsmnt Gar:				%				General:	Totals 1 5 2										
Electric: 3 - Typical				%															
Insulation: 2 - Typical				%															
Int vs Ext: S				%															
Heat Fuel: 2 - Gas				%															
Heat Type: 3 - Forced H/W				%															
# Heat Sys: 1				%															
% Heated: 100				%															
Solar HW: NO	% AC:			%															
% Com Wall:	% Sprinkled:			%															
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS								PARCEL ID				176-0-0010-0010.A							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	1	14X17	A	AV	2006	3.83	T	10.4	101			800		800		
More: N				Total Yard Items: 800				Total Special Features:				Total: 800				6 8 FFL TQS FFL BMT 16 32			
IMAGE																AssessPro Patriot Properties, Inc			